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D-24808 1r
EQUITYWARRANTY DEEDPREPARED BY
MORRIS WHITMAN, ATTY.
4041 Knight Arnold Road
Memphis, Tenn. 38118SAMUEL E. McCAIN AND WIFE, MARY E. McCAIN GRANTOR

TO

KARYL FRANK PICKLE AND WIFE, PATRICIA LYNN PICKLE GRANTEE

For and in consideration of Ten Dollars (\$10.00) and other good and valuable considerations, receipt of which is acknowledged SAMUEL E. McCAIN AND WIFE, MARY E. McCAIN, does hereby sell, convey and warrant to KARYL FRANK PICKLE AND WIFE, PATRICIA LYNN PICKLE, as tenants by the entirety with the right of survivorship and not as tenants in common the land in DeSoto County, Mississippi, described as follows, to-wit:

Lot 540, Section "B", in DESOTO VILLAGE
Subdivision on Section 33 and 34, Township 1 South,
Range 8 West, as shown by the plat recorded in Plat Book 8
Pages 16 through 19, in the Office of the Chancery Clerk of said
County, and being more particularly described as follows:

Begin at a point in the northerly line of Valleybrook Road 628.20 feet northeastwardly from the point of intersection of said northerly line and the easterly line of Tulane Road; thence northeastwardly 65 feet with the northerly line of Valleybrook Road to a point, the southwest corner of Lot 539; thence northwestwardly 120 feet along the westerly line of Lot 539 to an iron pipe; thence southwestwardly 65 feet along a line parallel to the northerly line of Valleybrook Road to an iron pipe, said iron pipe being in the northeast corner of Lot 541; thence southeastwardly 120 feet along the easterly line of Lot 541 to the point of beginning. Being the same property conveyed to the Grantors by Warranty Deed of record in Book 111, Page 582, in said Office of the Chancery Clerk.

For and in consideration of Ten Dollars (\$10.00) cash in hand paid, the receipt of which is hereby acknowledged, and their good and valuable consideration, a part of which is the assumption of one certain Trust Deed dated, November 24, 1972, and filed for record November 28, 1972, in the Office of the recorder of Deeds of DeSoto County, Mississippi, in Book 151, Page 18, and note of even date thereby secured, in the original principal amount of \$20,512.95 payable to NATIONAL MORTGAGE COMPANY, which the debt the grantee herein assumes and agrees to pay as part payment of the purchase price.

The grantee further hereby assumes the obligations of SAMUEL E. McCAIN AND WIFE, MARY E. McCAIN, under the terms of the instruments creating the loan to indemnify the VETERANS ADMINISTRATION to the extent of any claim payment arising from the guaranty or insurance of the indebtedness above mentioned.

The grantors herein, hereby convey to the grantees all their right, title, and interest, in and to the escrow account established in connection with the loan secured by Deed of Trust, recorded in Book 151, Page 18, in said Chancery Clerk's Office, payment of which Deed of Trust is hereby assumed by the grantees.

The warranty in this deed is subject to subdivision and zoning regulations in effect and the restrictive covenants and Flowage Easements shown on the recorded plat of said subdivision.

Possession will be given on delivery of this deed, with taxes for 1977 to be pro-rated between the parties.

WITNESS the signature of the Grantor this the 21st day of October 1977.

Property address: 2910 Valleybrook Road
Horn Lake, Miss. 38637

Samuel E. McCain
SAMUEL E. McCain

Mary E. McCain
MARY E. McCain

STATE OF TENNESSEE
COUNTY OF SHELBY

Personally appeared before me Albert J. Lehman, the undersigned, in and for said County, the within named SAMUEL E. McCain and MARY E. McCain his wife, who acknowledged that they signed and delivered the foregoing instrument on the day and year therein mentioned.

Given under my hand and seal this 21st day of October, 1977.

My Commission Expires: My Commission Expires April 5, 1978

Albert J. Lehman
NOTARY PUBLIC
SHELBY COUNTY, TENN.
My Comm. Expires April 5, 1978

STATE OF MISSISSIPPI, DESOTO COUNTY

I certify that the within instrument was filed for record at 2 o'clock 30 minutes P M. 9 day of NOV 1977, and that the same has been recorded in Book 132 Page 136 records of Wagoner of said County.
Witness my hand and seal this the 18 day of Nov 1977.
Fees \$ 2.50 Pd.

SEAL H. H. Ferguson CLERK